

# Sorento Holdings 2012 LLC

City of Pflugerville  
Trey Fletcher  
Emily Barron  
201-B East Pecan Street  
Pflugerville, Texas  
78691

Dear Trey and Emily:

As additional background on the request for the Third Amendment to the Development Agreement, and specifically the revised Sorento Regulating Plan language, I offer the following comments:

1. As you know, Sorento Holdings 2012 LLC has been revising the plan as previously approved by the City to reduce the lot count and substantially enhance the entry features and common amenities for the Project. This has been done to create the most significant new project in Pflugerville from a presentation standpoint, as befits its location directly across from the prime recreational amenity for the City, Lake Pflugerville. This is illustrated in the design work undertaken by Norris Design and separately forwarded to you.
2. In conjunction with our efforts, we have held numerous discussions with builders that led us to the conclusion that the existing Regulating Plan was now outdated and needed to be modified to reflect current lot and product designs.
3. Our changes are based on the continued effort to upscale the Project by:
  - a. Ensuring a side entry garage product was an available option (not allowed under previous Regulating Plan), with certain side yard adjustments to make it possible on all lot sizes;
  - b. Adding the concept of family in-law units (often referred to as 'Next Gen' homes) which provide for a separate living unit within the main residence, or above a garage, for use by extended family members. The language proposed is a result of consideration by Planning Staff and drafted to be sensitive to the Pflugerville definition of a 'family use', so while the concept of no separate entry is included, the Developer has requested that this be discretionarily applied by the Planning Director on application for a variance. The Developer strongly feels this is needed as a key component of the 'Next Gen' space is the preservation of independence to the family member living there, and a separate entry is a feature that achieves this;
  - c. A requirement for an Approval Letter from the Architectural Review Committee before the City would process a building permit request. This allows for the Developer to impose standards higher than might otherwise be applicable under City requirements,

which is often done to ensure the segmentation of product type by builders. To the City it is akin to an 'on/off' switch before permits may be applied for as no City discretion is required;

- d. Additional garage options have been provided for on the larger lots with rear yard locations and including family 'Next Gen' spaces above;
- e. Minor changes to the various dimensional standards to allow the greatest product flexibility possible and reflective of current market standards.

Sorento Holdings 2012 LLC appreciates the efforts of staff to accommodate the requested changes and their consideration of each of the above. We believe the City understands the significant improvements the Developer is offering with this Project and that the Regulating Plan changes are seen as furthering this goal.

If I can provide further detail please do not hesitate to contact me.

Yours truly;  
Sorento Holdings 2012 LLC  
Per:



Tom Rielly



David Nairne